



CITY OF **FALLS
CHURCH**



**Building
Housing and
Human Services
Better Lives**

Report on Housing Needs in the City of Falls Church

September 2005

Questions from Council and Others

- City contributions to housing
- Workforce Housing
- Fair Housing
- Special Needs Housing

Objective of Presentation

Respond to Questions
and
Provide a backdrop related to:

- Housing needs in the City
- A strategy to address the needs
- Specific tools to meet the needs

Critical Housing Issues

- Affordable Housing Preservation
- Mixed Income Housing
 - Low, Mod and Middle Income
 - Workforce

Why?

Potential loss of 754 units of affordable multi-family rental housing by 2010 as a result of redevelopment and escalating rents

Higher assessments and sales prices

Need for preservation and creation of diversity of housing choices

Fields of Falls Church

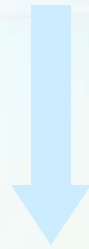


Fields of Falls Church

(Formerly Westbrook Commons)



96 Unit
Multifamily
Rental
Property



Rehabilitated in
1996 utilizing
Low-income
Housing Tax
Credits



15-year obligation
to serve low-
income
Households
expires in 2010

Virginia Village



Virginia Village

20 Buildings;
80 1-bedroom
units

15 Owners; FCHC
owner of 2 buildings

Low to moderate
income renters

Development
pressure from
east and west

Lee Square



Broadfalls



Lee Square

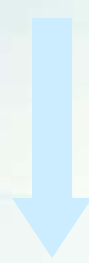


115
Rental units



2-bedroom
\$1,215/month

Broadfalls



113
Rental units



2-bedroom
\$1,160/month

Affordable to households earning 60-70% of median income

Merrill House



Roosevelt Towers



Merrill House and Roosevelt Towers



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graph TD; A[Merrill House and Roosevelt Towers] --> B[Combined: 350 Rental Units]; B --> C[2-bedrooms @ $1,475]; B --> D[Affordable to households earning 70%-80% of median income]
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Combined:
350 Rental Units

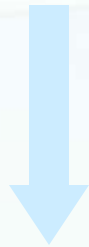
2-bedrooms
@ \$1,475

Affordable to
households
earning 70%-80%
of median income

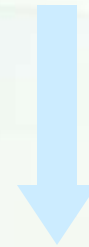
Winter Hill



Winter Hill Townhomes



Selling for
\$399,900



Affordable
to households
earning **\$120,000**

Small Lots - Large Homes



Small Lots - Large Homes

In past 4 years, 47 small single family homes have been replaced with larger homes at higher sales price

What does this mean?

Median prices not
affordable to low and
moderate income
households

Limited supply
available to middle
income households

What are the Implications?

Inability to retain
current City
residents

Provide housing for
projected new
workforce

(60,400 estimated
regional new jobs
annually)

What needs to be done?



➤ **Acquire**



➤ **Invest**



➤ **Build**

What needs to be done?

➤ **Acquire**

Acquire existing multifamily buildings threatened by redevelopment, expiration of tax credits or escalating rents

❖ **Virginia Village**

❖ **The Fields of Falls Church**

❖ **Roosevelt Towers**

What needs to be done?

➤ **Invest**

Invest in affordable housing by dedicating annual funding to acquire, rehabilitate and finance affordable housing

- ❖ **Affordable Housing Policy 0.5% of annual budget = \$310,442**
- ❖ **Recordation Taxes = \$250,000**
- ❖ **1¢ Real Estate Tax = \$310,740**
- ❖ **CIP = \$500,000+**

What needs to be done?

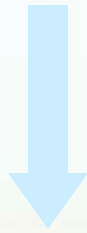
➤ **Build**

Building affordable housing by requiring a percentage of all units in Special Exception projects and redevelopment areas to be affordable

- ❖ **Goal of 12.5%**
- ❖ **To date, 41 ADUs constructed and/or expected through this process - 31 under Special Exception**

What can Council do?

Create new opportunities



Dedicate
funds to
AHF and CIP



Zoning
flexibility

Questions from Council and Others

What are all housing related costs/resources/tax abatement and City contributions available for Affordable Housing?

Continuum of Housing



Shelter





- 5 year-round shelter serving single adults and families
- \$46,871

Winter Overflow Shelter

- Operate during November thru February
- Serves 14 single adults
- \$20,000 CDBG, CSF + Space

Transitional

Shelter

Special Needs

Permanent

Miller House

Ives House

Homestretch

Leased to Center for Multicultural Human Services to serve up to 6 single women/ women and children

Donated space, rent value
\$24,000 (In-kind)

Owned by Presbyterian Church; Homestretch and FCHC provide transitional housing for 6-8 single women

\$27,500 (CDBG)

Provides 5 units of transitional housing to families in the City

\$18,000 (CSF)

Pendleton House





CSB provides housing and services to City residents with disabilities, including mental health, mental retardation, and substance abuse

CSB operates the Pendleton, serving 5 men with mental retardation

Total CSB cost:
\$605,533
(General funds)



Rent Subsidy Tenant Based Rental Assistance and SHF

- 9 current participants
- \$70,744 Federal funds
- \$51,851 City funds

Housing Choice Voucher

- 52 current City recipients
- \$547,248 Federal Funds

Broadway





ADUs

- 14 units occupied
- 27 additional for-sale condominium units committed

1st Time Homebuyers

- \$28,900 (CDBG)

How much cash is available in the Affordable Housing Fund?

Current	Committed	Total
\$413,192	\$200,000	\$613,192

Past Allocations to the Fund



FY2001

\$25,000



FY2004

\$250,000

How many City and School employees are interested in affordable housing?

Contact List: 182

- 18 City employees
- 10 School employees

109 applications for 4 ADUs at the Byron

- 56 City residents
- 13 City employees
- 6 Schools employees

What is the size of households and number of families with children on the ADU interest list?

64 households of two or more persons

Data on household composition not collected; violation of Fair Housing laws

Pages 4,5 in Housing Needs Report

Does housing targeting specific populations violate Fair Housing Laws?

No, as long as the targeting does not result in **disparate impact**

Disparate Impact occurs if one group is favored at the expense of another in any of the protected classes under fair housing

Does the City need a group home for adults with Mental Retardation?

Issue discussed by HSAC

Recommendations:

Further assessment regarding specific numbers of individual and level of care; development of business plan

Evaluate information in context with services currently provided by contract through the CSB

Does the City have the legal authority to provide housing benefits for employees?

Requires state enabling legislation

Arlington granted authority by 2002 General Assembly, §15.2-720.1

Summary



➤ **Acquire**



➤ **Invest**



➤ **Build**